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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0134

Z.A.P. DATE: June 17, 2014

SUBDIVISION NAME: 3710 Cima Serena Preliminary Plan

AREA: 2.701 acres

LOT(S): 17

APPLICANT: 16 Cima Serena
(Ryan Diepenbrock)

AGENT: PSW Homes, LLC
(Jarred Corbell)

ADDRESS OF SUBDIVISION: 3710 Cima Serena

GRIDS: J31

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

EXISTING LAND USE: Residential

PROPOSED USE: Residential / Detention Pond / Right-of-Way

ADMINISTRATIVE WAIVERS: None

DEPARTMENT COMMENTS: The request is for approval of the 3710 Cima Serena preliminary plan composed of 17 lots on 2.701 acres. The applicant proposes to subdivide the property into a 17 lot subdivision for Single-Family Attached Residential use. The property is zoned SF-3 which allows Single-Family Attached Residential use, and lots with a minimum area of 3,000 square feet and a minimum lot width of 25 feet.

The subdivision proposes to extend Honeysuckle Trail to connect to Cima Serena road. The extension of Honeysuckle Trail follows Land Development Code Section 25-4-151 Street Alignment and Connectivity and follows Imagine Austin's "Promote compact and connected city".

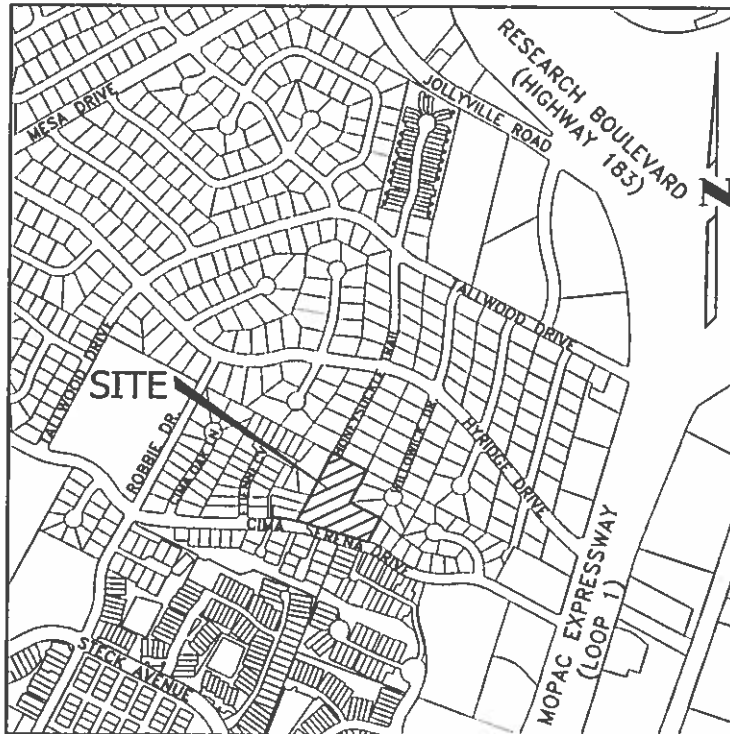
STAFF RECOMMENDATION: The staff recommends approval of the subdivision. The preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

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C/2



3710 CIMA SERENA DRIVE

LOCATION MAP



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PSW HOMES LLC

2003 S 1st Street
Austin, TX 78704

p. 512.326.3905

f. 888.866.8175

www.pswrealestate.com

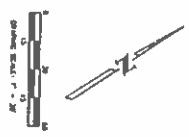
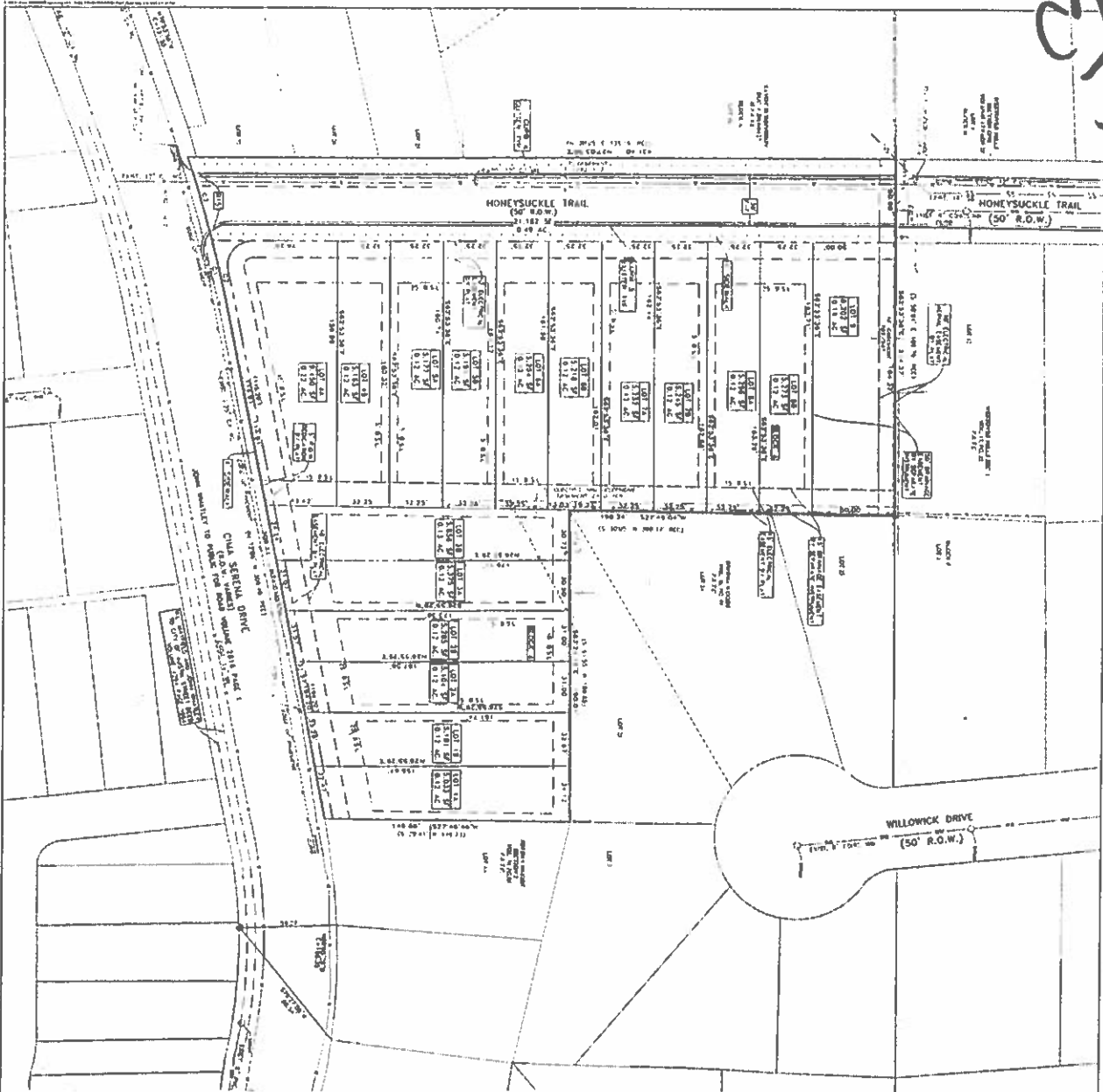
TBPE FIRM # 15189

PRINT DATE: 07/25/2013

SCALE= 1 : 1,000

PROJECT NUMBER: 1304

07/3



LOT TABLE

LOT	AREA	AREA
LOT 1	0.11 AC	0.11 AC
LOT 2	0.11 AC	0.11 AC
LOT 3	0.11 AC	0.11 AC
LOT 4	0.11 AC	0.11 AC
LOT 5	0.11 AC	0.11 AC
LOT 6	0.11 AC	0.11 AC
LOT 7	0.11 AC	0.11 AC
LOT 8	0.11 AC	0.11 AC
LOT 9	0.11 AC	0.11 AC
LOT 10	0.11 AC	0.11 AC
LOT 11	0.11 AC	0.11 AC
LOT 12	0.11 AC	0.11 AC

STREET TABLE

STREET NAME	STREET TYPE	STREET WIDTH	STREET DEPTH	STREET AREA
Honeysuckle Trail	50' R.O.W.	50'	50'	2500
Willowick Drive	50' R.O.W.	50'	50'	2500
CMA Serena Drive	50' R.O.W.	50'	50'	2500

RECORDING TABLE

LOT	AREA	AREA
LOT 1	0.11 AC	0.11 AC
LOT 2	0.11 AC	0.11 AC
LOT 3	0.11 AC	0.11 AC
LOT 4	0.11 AC	0.11 AC
LOT 5	0.11 AC	0.11 AC
LOT 6	0.11 AC	0.11 AC
LOT 7	0.11 AC	0.11 AC
LOT 8	0.11 AC	0.11 AC
LOT 9	0.11 AC	0.11 AC
LOT 10	0.11 AC	0.11 AC
LOT 11	0.11 AC	0.11 AC
LOT 12	0.11 AC	0.11 AC

CLONE TABLE

LOT	AREA	AREA
LOT 1	0.11 AC	0.11 AC
LOT 2	0.11 AC	0.11 AC
LOT 3	0.11 AC	0.11 AC
LOT 4	0.11 AC	0.11 AC
LOT 5	0.11 AC	0.11 AC
LOT 6	0.11 AC	0.11 AC
LOT 7	0.11 AC	0.11 AC
LOT 8	0.11 AC	0.11 AC
LOT 9	0.11 AC	0.11 AC
LOT 10	0.11 AC	0.11 AC
LOT 11	0.11 AC	0.11 AC
LOT 12	0.11 AC	0.11 AC

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT A CONTRACT. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

08-2013-0134

PROJECT NAME:
CMA SERENA

PROJECT NUMBER:
PW 1204

PROJECT ADDRESS:
3710 CMA SERENA DRIVE
AUSTIN, TX 78798

PRELIMINARY PLAN

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

DATE: 07/22/2013

PSW HOMES LLC

10000 N. MOORE AVENUE
SUITE 100
DALLAS, TEXAS 75243

PHONE: 214.416.1000
FAX: 214.416.1001
WWW.PSWHOMES.COM

PSW

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2013-0134

Contact: Cesar Zavala, 512-974-3404 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, June 17, 2014

Lynn Hayden
Your Name (please print)

☒ I am in favor
☐ I object

3611 Alaburn Dr Austin TX 78755
Your address(es) affected by this application

Lynn Hayden 6/7/14
Signature Date

Daytime Telephone: 512-940-7081

Comments:

they want me, however
at the site large heavy trucks
the finished parking during
construction since second street
is really bent up, I don't know
how they would the finished
shape to pay for the widening
the street to original condition

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept., 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

Does the city have
to bear that cost
alone?

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Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, June 17, 2014

Virginia Schilt

Your Name (please print)

☐ I am in favor
☒ I object

3616 Claburn Dr. (I back up against Cima)

Your address(es) affected by this application

Virginia Schilt

Signature

Date

Daytime Telephone: 512-345-6521 (voice mail)

Comments: As the environmental person for Hampton Park SOA, I am very concerned about the increase in traffic from these 11 lots built by PSM Homes LLC. When school is in session there are 7 school buses that travel on Cima before in the morning & afternoon going to and from Anderson High School.

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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

The students who drive, Speed on Cima Serena!



MAXINE L. BARKAN

3619 Claburn Drive

Austin, Texas 78759-8214

Phone: 512-231-8523

E-mail: mbarkan@austin.rr.com

Fax: 512-231-8945

June 7, 2014

City of Austin—Planning & Development Department

Cesar Zavala

P.O. Box 1088

Austin, TX 78767-8810

Case Number: C8-2013-0134

Dear Mr. Zavala:

I am a home owner on Claburn Drive in Hampton Park which borders on Cima Serena where a new development of houses is being planned. The planned development is across the street from Claburn Drive. I have no objection to development in this area but do object to the 17 number of houses to be built on 2.7 acres. This seems to be too many for such a small acreage. We already have heavy traffic on Cima Serena. Even though the speed limit is 30 miles per hour, most drivers far exceed that limit. The addition of so many houses would create even more traffic.

Claburn is a narrow street privately owned and maintained. There is no access to Cima Serena from Claburn, which many people ignore even though there are two signs designating this is a dead end street. I anticipate more people trying to get through to Cima Serena from Steck and MoPac in our street including construction trucks for the project which would cause pavement damage for which our home owners would have to pay to repair.

I would respectfully ask the Planning Department to work with the developers to reduce the number of houses both for the benefit of nearby homeowners and the project.

Sincerely,



Maxine Barkan, Vice-chair, Hampton Park Homeowners Association

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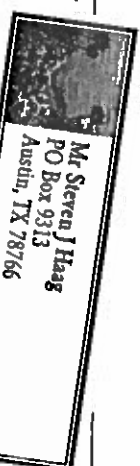
Case Number: C8-2013-0134

Contact: Cesar Zavala, 512-974-3404 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, June 17, 2014

Your



☒ I am in favor
☐ I object

Your address (if affected)

Steven J. Haag
Signature

6/10/14
Date

Daytime Telephone: _____

Comments: _____

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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810